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Text Amendment Application No. 110
Arthur F. Howe
Density Limitation Overlay District

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The undersigned as owner of property at 81 Montgomery Street, Boston Proper, hereby petitions for a change in the text of the Boston Zoning Code as established by Chapter 665 of the Acts of 1956, as amended, as follows:

1. By striking out in the first paragraph of Section 3-1A, respecting special purpose overlay districts, the word "or" as it appears before item "(h) interim planning overlay district" and by inserting after said item (h) the following item:

, or (i) density limitation district.

2. By inserting in said Section 3-1A, after the paragraph headed "Interim Planning Overlay District", the following paragraph:

Density Limitation District. All or part of a subdistrict that is characterized by groups of residential buildings with similar heights within such groups may be designated as a density limitation district, the regulations for which are set forth in Use Items No. 8 and No. 8A of Table A in Section 8-7.

3. By inserting in Use Item No. 8 of Table A in Section 8-7, after the words "Any dwelling converted for more families" the following words:

in separate dwelling units.

4. By changing, in said Use Item No. 8, the period after the words "conform to this code" at the end of the first footnote, carrying the symbol *, to a semicolon and inserting thereafter the following words and subcolumns:

provided that, in the case of any building in a density limitation district, the maximum number of dwelling units with less than 1,000 square feet of interior usable living space is as stated in the following table, unless after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4 the Board of Appeal grants permission for a larger number:

<u>Number of Stories Containing Dwelling Units</u>	<u>Maximum Number of Dwelling Units with Less than 1,000 sq. ft. of Interior Usable Living Space</u>
3-5 inclusive	1
6-7 inclusive	2
8 or more	no limit

5. By inserting after said Use Item No. 8 of Table A in Section 8-7 the following new use item:

		District							
		S	R	H	L	B	M	I	W
8A	Any lodging or boarding house converted for three or more families in separate dwelling units	F	A* C†	A* C†	A* C	A* C†	F	F	F

*Where structures after conversion will conform to this code; provided that, in the case of any building in a density limitation district, the maximum number of dwelling units with less than 1,000 square feet of interior usable living space is as stated in the following table, unless after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4 the Board of Appeal grants permission for a larger number:

<u>Number of Stories Containing Dwelling Units</u>	<u>Maximum Number of Dwelling Units with Less than 1,000 sq. ft. of Interior Usable Living Space</u>
3-5 inclusive	1
6-7 inclusive	2
8 or more	no limit

†Provided that after conversion the lot area per dwelling unit, the open space, and the off-street parking each meet not less than one-half the requirements of this code and that after conversion any nonconformity as to floor area ratio and yard dimension is no greater than prior to conversion.

Petitioner: Arthur F. Howe
Arthur F. Howe

Address: 81 Montgomery Street
Boston, MA 02116

Tel. No. 536-0927

Date: August 6, 1986

